



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:52:28
 Page 1

Assessment Data					Primary Image																																		
Account 660000281 Parcel ID 000000-00-0-00738-003-0001 Cadastral ID 01-20-15-05380 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348858 FREEMAN, JOSHUA L REVOCABLE TRUST 10535 E 156TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 09394 E 530 RD Subdivision SHEPHERD VALLEY Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000281_001.JPG 9/28/2025</p>																																		
Legal Description Lot/Long: 36.24918657 -95.66398260																																							
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>5021</td> <td>NEW HOME</td> <td>06/1998</td> <td>12/1998</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5021	NEW HOME	06/1998	12/1998																					
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																														
Remove Cap	1999	Land Value	23,514	23,514	11%	2,587	Assessed	22,237	2,315.58																														
Year Frozen	0	Improvements	178,638	178,638		19,650	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	202,152	202,152		22,237	Total Taxable	22,237	2,316.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660000281	FREEMAN, LYNN B			80	205,337	0	22,588	2,352.00																														
2024	2024-660000281	FREEMAN, LYNN B			80	220,896	0	24,299	2,329.00																														
2023	2023-660000281	FREEMAN, LYNN B			80	227,697	0	25,047	2,364.00																														
2022	2022-660000281	FREEMAN, LYNN B			80	233,311	0	22,932	2,204.00																														
2021	2021-660000281	FREEMAN, LYNN B			80	198,547	0	21,840	2,044.00																														
2020	2020-660000281	FREEMAN, LYNN B			80	192,173	0	21,018	1,972.00																														
2019	2019-660000281	FREEMAN, LYNN B			80	181,971	0	20,017	1,906.00																														
2018	2018-660000281	FREEMAN, LYNN B			80	189,399	0	20,834	1,986.00																														
2017	2017-660000281	FREEMAN, LYNN B			80	187,714	0	20,649	1,973.00																														
2016	2016-660000281	FREEMAN, LYNN B			80	178,886	0	19,677	1,886.00																														
2015	2015-660000281	FREEMAN, LYNN B			80	172,941	0	18,850	1,820.00																														
2014	2014-660000281	FREEMAN, LYNN B			80	181,620	0	17,952	1,641.00																														
2013	2013-660000281	FREEMAN, LYNN B			80	196,112	0	17,098	1,619.00																														



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 Time 11:52:29
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3175 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,832.00 x 1.70 = 23,514 Factor Value Adjustments 1.0000 Lot Value 23,514		

Residential Data	
Type	3 Townhouse, End Unit
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 221,076 104.68 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	105.78	Total Misc Impr	+ 7,812	Roofing Adj	+ 0.00	Garage Cost	+ 27,008
Subfloor Adj	+ 0.00	Total RCN	= 274,828	Heat/Cool Adj	+ 0.00	Depreciation (35%)	- 96,190
Plumbing Adj	+ 7.86	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 178,638
Adj Base Cost	= 113.64	Lot Value	+ 23,514	Total Area	x 2,112	Indicated Value	= 202,152
		Value Per SqFt	95.72	Adjusted Cost	= 240,008		

Value Reconciliation
Selected Approach Cost Approach Improvements 178,638 Lot Value 23,514 Indicated Value 202,152 95.72 Per SqFt Agland Value Site Improvements Total Value 202,152 95.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	923	20x5		100	23.77		2,377
PRCH	SLAB PORCH - COVERED	924	20x5		100	23.77		2,377
PRCH	SLAB PORCH - COVERED	925	8x8		64	23.89		1,529
PRCH	SLAB PORCH - COVERED	926	8x8		64	23.89		1,529



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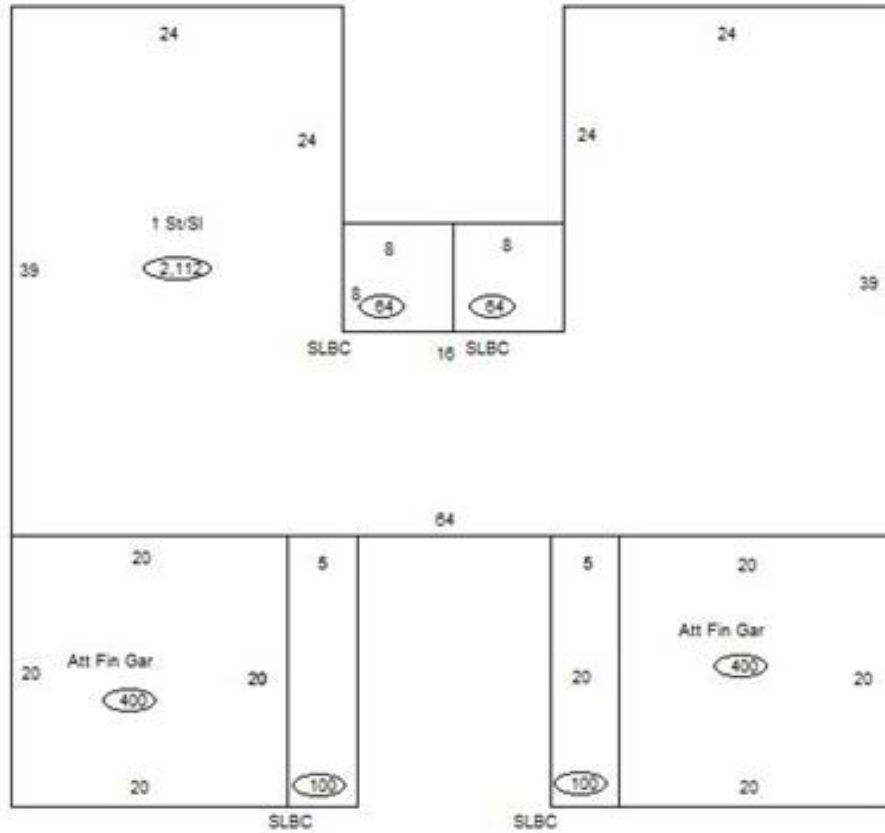
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 Page 3

Sketch Image

660000281



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,112	1.000	2,112
2	G	5		13	Att Fin Gar	400	1.000	400
3	G	5		13	Att Fin Gar	400	1.000	400
4	M	PRCH		13	SLBC	100	1.000	100
5	M	PRCH		13	SLBC	100	1.000	100
6	M	PRCH		13	SLBC	64	1.000	64
7	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						2,112		2,112